

Inclusions

	Complete	Easy	Starter
Windows/Screens			
Single glazed windows with aluminium powder coat frames, awning style windows to front elevation and sliding style to balance of elevations	●	●	●
Locks to all windows and external sliding doors	●	●	●
Flyscreens to all openable windows	●	-	-
Heating/Cooling			
Gas ducted heating throughout house of pitched roofs. (for flat roof homes heating type TBC design)	●	●	●
Outlets to Living Room & Bedrooms	●	●	●
Outlets to bathroom and ensuite	●	-	-
Split system to living area (plan specific)	●	-	-
Flooring			
Tiled floors to all wet areas (plan specific)	●	●	●
Choice of Tile or Laminate	●	-	-
Carpet and underlay to all bedrooms, lounge room and secondary living area (plan specific)	●	●	●
Electrical			
Lighting throughout (plan specific)	LED	LED	Batten
Double power points throughout – single power points to appliances (plan specific)	●	●	●
Single tube light to garage	LED	LED	Batten
Batten adjacent main entry	LED	LED	Batten
Flood Light	LED	Batten	Batten
Telephone point (plan specific)	1	1	1
TV Antenna	●	-	-
TV Points (plan specific)	2	1	1
Data/Phone points including NBN point (plan specific)	2	1	1
Exhaust fan externally vented from bathroom and ensuite	●	●	●
White cover plates to switches	●	●	●
Hardwired smoke detectors with battery backup (plan specific)	●	●	●
RCD safety switch and circuit breakers to meter box	●	●	●
External			
External brass garden taps with screw hose fitting to front and rear (location to be determined by Highmark Homes)	2	2	2
Rinnai solar hot water system with continuous gas booster and 1 x solar panel	●	●	●
Concealed plumbing excluding spa pump	●	●	●
100mm sewer grade pvc stormwater system	●	●	●
Insulation			
R2.0 batts to external walls (excludes garage)	●	●	●
R3.5 batts to ceiling (excludes garage)	●	●	●
Full sislation wrap to external side of frame	●	●	●
Blinds			
Block out holland blinds to all openable windows throughout (excluding bathroom, ensuite, WC and laundry)	●	-	-
Miscellaneous			
2-hour colour selection appointment	●	●	●
Final site & house clean on completion	●	●	●
Landscaping			
Landscaping to front – Including 10m2 of turf and 10 x assorted plants and drought resistant cover	●	-	-
Clothesline and letter box	●	-	-



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P: (03) 8361 7600
 E: sales@highmarkhomes.com.au
 O: 6/15 Eucumbene Drive, Ravenhall

Display Locations:
MAMBOURIN 11 Masters Crescent
LUCAS 28 Blomeley Drive
LUCAS 30 Blomeley Drive

@HighmarkHomesOz

@highmark_homes

highmarkhomes.com.au

	Complete	Easy	Starter
Pre-Construction Items			
25 year structural guarantee	●	●	●
3 Month Maintenance Inspection	●	●	●
Soil report and contour survey from our independent Geotechnical engineers	●	●	●
Property service information	●	●	●
Preparation of working drawings, engineering design and engineering computation	●	●	●
6 Star thermal energy assessment	●	●	●
Building permit	●	●	●
Preparation of construction documentation	●	●	●
Builders warranty insurance	●	●	●
BAL Report (Bushfire Attack Level)	●	●	●
Asset Protection	●	●	●
Developer approval (where applicable - may incur additional fees)	●	●	●
Service Connections			
Service connections to sites up to 450m2 to legal points within or adjacent site when up to 6m setback (Electricity, Gas, Sewer & Stormwater)	●	●	●
Single phase power connection with maximum run in of 10m	●	●	●
Dry water tapping (mains water)	●	●	●
Telephone conduit and drawer (connection by owner)	●	●	●
NBN Provisions	●	●	●
Site Conditions			
Site excavation and vegetation scrape over the building platform, with up to 300mm fall.	●	●	●
Removal of soil (excluding rock). If fall is above 300mm excess soil will be stockpiled onsite.	●	-	-
Engineered designed slab allowance	H2	H2	M
Concrete pumping	●	●	●
Design materials to suit wind zones up to 'N2'	●	●	●
Provide temporary fencing as per regulations up to 450m2 block	●	●	●
Termite barrier system (If applicable)	●	-	-
Façade & External Features			
Brick infills above all remainder of openings (excluding garage door/s and other openings over 3.6m).	●	-	-
Lightweight infills above all remainder openings	-	●	●
COLORBOND® fascia and guttering	●	●	●
Builders range brand brick with natural colour mortar and rolled joint profile	●	●	●
22.5 Degree pitched roof	●	●	●
Sectional garage door with 2 x hand held remotes	●	●	●
Concrete roof tiles	●	●	●
Render Feature to Front Garage	●	●	●
Eaves to Front Façade including 2m return	●	-	-
Provide concrete paving to driveway and porch (Up to 18m ²)	●	●	-
Provide concrete paving to clothesline/laundry pad (Up to 4m ²)	●	-	-
Internal Features			
Timber framing according to Australian Standards	●	●	●
Plasterboard lined internal walls and ceilings	●	●	●
Ceiling Height	2590	2440	2440
Internal Door Height	2040	2040	2040
Cove cornice throughout (plan specific)	75	55	55
Step down from house to garage	●	●	●
67mm x 18mm MDF architraves and skirting	●	●	●
Linen cupboard with 4 x white melamine shelves (Design Specific)	●	●	●
Broom cupboard with 1 x white melamine shelf (Design Specific)	●	●	●
Bedroom robes – Single melamine shelving to robes 1 x shelf and 1 x hanging rail	●	●	●

Paint

Haymes paint coat system based on one colour throughout and one ceiling colour throughout
Haymes paint coat external painted areas timber top acrylic

	Complete	Easy	Starter
Haymes paint coat system based on one colour throughout and one ceiling colour throughout	3 Coats	3 Coats	2 Coats
Haymes paint coat external painted areas timber top acrylic	3 Coats	3 Coats	2 Coats

Kitchen

Bench top to cupboards
Double bowl kitchen sink (plan specific)
Oven and cooktop (plan specific)
Rangehood (plan specific)
Dishwasher
Tapware Range
Under bench microwave provision and 1 x nest of pot drawers (microwave not included) (plan specific)
Pantry with 4 x white melamine shelves
Overhead cupboards (plan specific)
Laminate kitchen cabinetry matte finish
Tiled splashback over bench behind stove

	Complete	Easy	Starter
Bench top to cupboards	Laminate	Laminate	Laminate
Double bowl kitchen sink (plan specific)	●	●	●
Oven and cooktop (plan specific)	900	600	600
Rangehood (plan specific)	900	600	600
Dishwasher	●	-	-
Tapware Range	Cat A & B	Cat A	Cat A
Under bench microwave provision and 1 x nest of pot drawers (microwave not included) (plan specific)	●	●	-
Pantry with 4 x white melamine shelves	●	●	●
Overhead cupboards (plan specific)	●	●	●
Laminate kitchen cabinetry matte finish	●	●	●
Tiled splashback over bench behind stove	●	●	●

Bathrooms

Above square counter basins to bathroom and ensuite
Bench top to cupboards
Closed coupled toilet suite
4mm polished edge mirror above vanity cabinets
Shower screen with pivot door
900mm x 900mm shower base to bathroom and ensuite
White acrylic bath (plan specific)
Tapware
Single Chrome towel rail to bathroom and ensuite
Chrome toilet roll holder to bathroom and ensuite

	Complete	Easy	Starter
Above square counter basins to bathroom and ensuite	●	●	●
Bench top to cupboards	Laminate	Laminate	Laminate
Closed coupled toilet suite	●	●	●
4mm polished edge mirror above vanity cabinets	●	●	●
Shower screen with pivot door	●	●	●
900mm x 900mm shower base to bathroom and ensuite	Tiled	Acrylic	Acrylic
White acrylic bath (plan specific)	●	●	●
Tapware	Cat A & B	Cat A	Cat A
Single Chrome towel rail to bathroom and ensuite	●	●	●
Chrome toilet roll holder to bathroom and ensuite	●	●	●

Cabinetry

Laminate selection base with overhead cabinetry, kick boards, end panels and rear panels 1 x colour matte finish
Melamine carcasses with melamine shelving
Cabinet handles
Soft closing mechanism to cabinetry

	Complete	Easy	Starter
Laminate selection base with overhead cabinetry, kick boards, end panels and rear panels 1 x colour matte finish	●	●	●
Melamine carcasses with melamine shelving	●	●	●
Cabinet handles	Cat A & B	Cat A	Cat A
Soft closing mechanism to cabinetry	●	●	●

Laundry

Bench top to cupboards (plan specific)
Laminate base cabinetry with trough insert (design specific)
Designer 45 Litre stainless steel laundry trough with cabinet and bypass
Single chrome flick mixer tap to laundry tub
Washing machine connections inside trough cabinet including chrome washing machine stops

	Complete	Easy	Starter
Bench top to cupboards (plan specific)	Laminate	-	-
Laminate base cabinetry with trough insert (design specific)	●	-	-
Designer 45 Litre stainless steel laundry trough with cabinet and bypass	-	●	●
Single chrome flick mixer tap to laundry tub	Cat A & B	Cat A	Cat A
Washing machine connections inside trough cabinet including chrome washing machine stops	●	●	●

Internal & External Doors

Gainsborough front door and entrance set with single dead bolt
Painted external flush panel door to garage
Gainsborough locking door set to garage and laundry door
Sliding doors to all bedroom robes (plan specific)
Flush panel hinged door with cushion stops
Privacy Locks to toilet and bathroom (plan specific)
Lever door handles to all bedrooms
Barrier Doors to Laundry & Rear Sliding (not including stackers)
Front Entry Feature door builders range based on façade design
Base entrance set to front, laundry, rear garage and garage door (plan specific)
Weather seal to house/garage internal access door

	Complete	Easy	Starter
Gainsborough front door and entrance set with single dead bolt	●	●	●
Painted external flush panel door to garage	●	●	●
Gainsborough locking door set to garage and laundry door	●	●	●
Sliding doors to all bedroom robes (plan specific)	Mirror/Vinyl	Vinyl	Vinyl
Flush panel hinged door with cushion stops	●	●	●
Privacy Locks to toilet and bathroom (plan specific)	●	-	-
Lever door handles to all bedrooms	Cat A & B	Cat A	Cat A
Barrier Doors to Laundry & Rear Sliding (not including stackers)	●	-	-
Front Entry Feature door builders range based on façade design	●	●	●
Base entrance set to front, laundry, rear garage and garage door (plan specific)	●	●	●
Weather seal to house/garage internal access door	●	●	●